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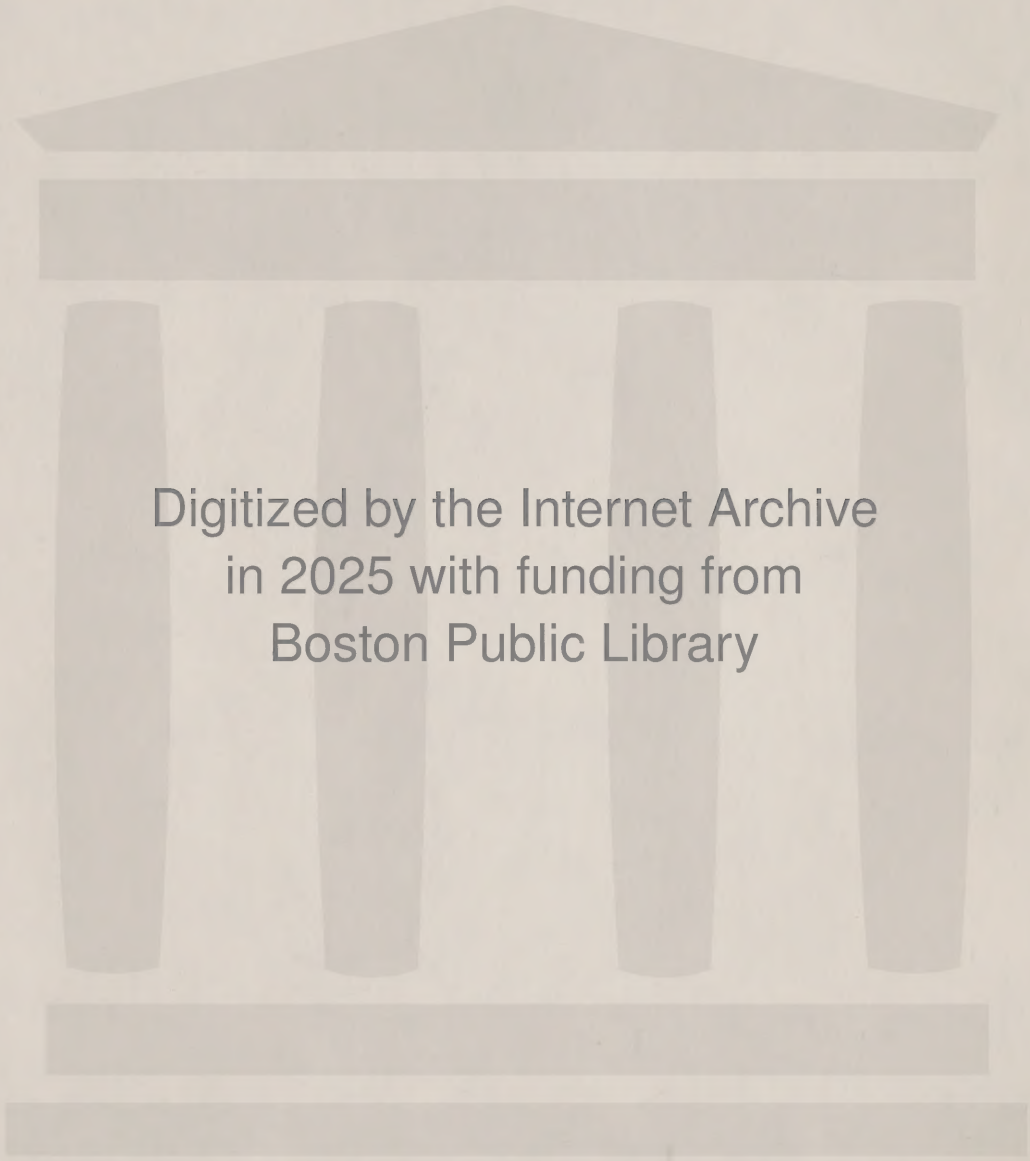
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NEW HORIZONS FOR ROXBURY

Roxbury is on the threshold of a new era flowing from the benefits of Boston's growth economy, minority leadership and committed public policy. A record flow of large scale private development investment, $400 million in the 1986 - 1990 period, including an unprecedented 40% minority ownership share and 5,000 new jobs in Roxbury representing a 56% increase, will signify a new neighborhood economy. In addition a sizeable flow of public infrastructure investment, large scale home building, special education, scholarship and job training programs, and the City's policy for jobs for resident workers, minorities and women will bring broad new opportunity and improvement in the quality of life.

Most importantly, with the programmed public investment of $130 million (including $30 million for the Orange Line), the private-public investment ratio of 3 to 1 represents a reversal of the experience of the 1960's and 1970's when the only game in town was public investment.

The preeminent role of private development investment signifies more than a shift from the dominant role of public investment. The larger role of private investment will return the Roxbury community to Roxbury residents and enterprise, thereby initiating a new era in the neighborhood's storied history.

Roxbury had already registered gains, in recent years, in family income, upgrading in occupations and educational attainment, and improvement in housing conditions, relative to that for the city as a whole, but continued to lag behind city-wide norms, nevertheless.

The recent trend toward catch-up and the outstanding prospects for the next five years are a marked contrast with the earlier experience of disappearing economic base, job and population loss, income decline, and deteriorating housing conditions and attrition.

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Roxbury's new fortune in private development investment, minority ownership and dedicated public policy drawing on the benefits of Boston's growth economy, are a sequel to the impact of broader over-riding city-wide trends in population, jobs, taxes and public policy. Boston's record 1984, 1985, and 1986 progress in jobs, development, housing, and public policy break-throughs in linkage and jobs for resident workers and minorities and women, have set the stage for the prospective advance in the 1986-90 years. Earlier, job expansion (since 1976), population growth (since 1980), lower taxes (since 1981), and fairer taxes (since 1983) helped establish the potential for new

gains. These good tidings represented a fundamental change from the 1970's when the impact of large public investment in housing, schools and infrastructure were frustrated by adverse city-wide trends in jobs, population, and tax policy. City-wide job loss in the recessions of the early 1970's had wiped out much of Roxbury's manufacturing industry, and, combined with suburbanization, led to Roxbury's 19 percent population loss 1970-80. Job decline and population outflow were exacerbated by tax assessments which did not reflect reduced value trends, and tax burdens which led to disincentives for home ownership and fix-up. The result had been an emptying out of many Roxbury neighborhoods and tax-foreclosed and throw-away housing despite large public investment ($128 million) 1968-78.

Prospects for 1986-90

Twenty-six private development investment projects in Roxbury, commercial and residential, totalling $400 million, anticipated in the 1986-90 period, will include 40 percent minority ownership flowing from newly established public policy, and will generate 5,000 jobs, including at least 2,500 jobs for minorities. These development projects include 1,200 housing units, and

623,000 square feet of commercial space. Minority ownership is estimated at $160 million and includes 30% percent of the commercial development projects and 50% of the housing.

These will be complemented by a programmed $100 million of public capital improvements and $30 million additional for the new Orange Line Southwest Corridor development.

The private-public investment ratio of 3 to 1, for the 1986-90 period, will contrast with the ratio of 1 to 9 ($86 million private and $810 million public) in the 1979-1984 epoch, heavily weighted by the $710 million expenditure for the Orange Line.

The new era of private investment and public policy, in the context of Boston's growth economy, will effectively return Roxbury's new economy to Roxbury's business community and residents.

Recent Progress In Roxbury

As the tide of Boston's growth economy, population flow, and public policy turned positive, Roxbury has made important gains in recent years, though not enough to erase the lag behind city-wide norms.

Roxbury median family income advanced more rapidly, 1979-84, than both that of Boston and the Nation as a whole, reversing the 1969-79 decade of falling behind . Median family income in Roxbury rose by 42 percent, 1979-84, in comparison with 32 percent for Boston as a whole, and 36 percent for the United States. This contrasted with the lag in the 1969-79 decade, when Roxbury's median family income had risen by 64 percent while that of Boston and the U.S. had increased by 75 percent and 96 percent, respectively.

Educational attainment progressed, with the proportion of those 25 years and over with a high school degree rising from 55%, in 1980, to 62%, in 1985. The share made up of college graduates increased by 75% (from 8 to 14%), over the period, in comparison with 50% for the city as a whole.

The occupational skills of Roxbury workers were substantially upgraded, 1980 to 1985, with a more rapid advance, proportionately, than that for the city as whole. The share of Roxbury workers with professional, managerial and technical skills increased from 20%, in 1980, to 27%, in 1985, a one-third rise, while the city-wide norm rose from 31% to 36%, indicating a growth rate half that for Roxbury. Conversely, Roxbury continues to have a larger share of workers with clerical, secretarial, industrial, services and labor skills.

The 1974-84 increase in the share of housing classified as in "very good" or "good" condition in Roxbury was almost twice that in the city as a whole--37 percent for Roxbury in comparison with 22 percent for Boston as a whole. Roxbury's housing conditions had improved notably over the 1974-84 decade, with 47 percent classified as in "good" or "very good" condition in 1974, and 84 percent in 1984.

In the course of the 1974-84 decade, there had been a very broad improvement in the condition of Boston's housing. Substantial rehabilitation was aided by a flow of federal money, tax reduction and tax fairness, and, a rise in housing demand after 1978, following the post-1976 growth in jobs. In 1984, nevertheless, housing conditions in Roxbury were behind the city-wide average of 92 percent in "good" and "very good" condition.

The average value of two-family homes in Roxbury Wards 8 (City Hospital), 9 (Madison Park), 10 (Parker Hill), and 11 (Egleston Square) rose more rapidly in the 1975-85 period than that for the city as a whole. Most of this growth in value has occurred since 1979, and especially since 1983, with property tax fairness and the growth in population and jobs. (One and three-family homes experienced similar trends). The respective annual average percentage increases for Wards 8, 9, 10, and 11, over this period, were 20 percent, 21 percent, 14 percent and 20 percent in comparison with 17 percent for the city. Only Ward 12 (Washington Park) lagged behind in the rate of growth.

The more rapid recent growth in housing value in Roxbury contrasted with the experience of the 1955-75 period when Roxbury housing values were stagnant, or declining.

Even with the more rapid recent rise, however, the average value of two-family homes in Roxbury, in 1985, generally remained well below those for the city as a whole--39 percent of the citywide average in the case of Ward 8, 81 percent for Ward 9, 103 percent for Ward 10, 78 percent for Ward 11, and 46 percent for Ward 12. Ward 10 was the exception, with an average value of $124,785 for a two-family home, in comparison with $120,819 for those in the city as a whole.

The broadest and most significant measure of change in Roxbury is the 1980 to 1985 growth in population and housing. Roxbury's population of 57,751, registered in the decennial census of 1980, has grown by 979, to 58,730, in 1985. The housing stock has also gained with a rise from 23,074 dwellings in 1980, to 23,587, in 1985, a net increase of 513 dwellings. There was a decline in vacancies, also, so that the number of occupied dwellings expanded by 1,472, a growth of 7%.

Postwar Decline In Boston and Disaster in Roxbury

As the wave of suburbanization of the population and decentralization of industry swept over the country, in the three decades following World War II, Boston had been sorely impacted, but Roxbury was devastated.

Boston's decline had included loss of population and jobs, especially industrial employment, and a severe rise in unemployment. Boston's population fell by 238,000 from 1950 to 1980, a reduction of 30 percent.

The City gave up 50,000 jobs between 1947 and 1976. In the case of manufacturing, the erosion was even larger, with a withering away of 59,000 jobs in this period, offset in part by the beginning of the services and money management revolution. In the interim, Boston's economic structure was in the early stages of transformation. Manufacturing had represented 20 percent of total employment in 1947 and only 11 percent by 1976. Job loss was the sign of the times as unemployment doubled, rising from a rate of 7 percent, in 1950, to 14 percent in 1975.

For Roxbury, the deterioration of urban life had been more pervasive and far-reaching. More people and jobs left Roxbury than stayed as the ebb-tide in Boston affected Roxbury disproportionately. Roxbury's population of 77,000, in 1950, suffered an attrition of 44,000 in the ensuing three decades and reached a level of 33,000 in 1980.

Roxbury had been an industrial center, with concentrations of employment in food processing, apparel and leather goods. Manufacturing employment in Roxbury declined from an estimated 20,000 + jobs, in 1947, to a reported 10,000, in 1970, and 4,000, in 1981, reducing the neighborhood's share of the city's industrial jobs from 18 + percent, to 16 percent and 9 percent, respectively, in 1947, 1970 and 1981.

A large share of Roxbury's workers left with the disappearence of jobs in the neighborhood and in the City. The number of employed resident workers fell from 28,000, in 1950, to 11,000, in 1980.

Unemployment rose spectacularly, form 9 percent, in 1950, to 17 percent, in 1975.

There was broad disinvestment as the housing stock dwindled from 22,000 dwelling units, in 1950, to 14,000, in 1980; abandonment, demolition and arson slimmed down the neighborhood's housing stock by more than one-third.

New City Initiatives

Recent and new city initiatives of great importance will help usher in Roxbury's new era.

The Employment Commission, recently authorized by the City Council, will strengthen the implementation of the City's policy on jobs for resident workers, and for minorities and women, and the job training linkage program.

The request for qualification for minority developer 30% equity participation in Parcel 18 will go a long way to changing the current circumstance in which black-owned business firms (with paid employees) in Boston number only 123, making up less than 1% of the City's business establishments.

Through the historic "Parcel-toParcel Linkage" policy, minority businessmen and women will get the chance to control the direction of development through ownership in new office construction. In cooperation with the city, they are also developing vacant sites in the Southwest Corridor and around Dudley Square. All of this will mean new jobs and new housing for local residents.

With unprecedented support from the business community, and under the leadership of Dr. Laval S. Wilson, the schools are coming back. The city has approved a 25% increase in the School Department budget, and initiated over $100 million in capital improvements to school facilities. Programs supported by business are guaranteeing jobs and financial support for higher education for those who finish school.

City government is investing $800 million citywide on new improvements to parks, schools, branch libraries, police stations, and state-of-the-art fire equipment for every community. All this will be done in an era of little help from the federal government.

PROBUD/C/110786

Investment in Roxbury, 1968-1984 actual and 1985-1990 projected

	1968-1974	1975-1978	1979-1984	1985-1990
		(Millions of Dollars)		
Private	NA	($354 Thous.)	$ 86.5	$398.5
Public	$17.8	$108.6	$100.5	$ 98.5
SW corridor	---	---	$710	$ 30

1985-1990 Private Investment in Summary Detail

26	number of projects
$ 398.5 million	Private investment
1,568 units	housing production
1,000 spaces	parking garage
780,000 Square feet	commercial space
4,916 jobs	employment

1985-1990 Black Equity share of private development investment

$160 million	private investment
@40%	(30%) commercial and (@50%) housing
784 units	housing production @50%
2,458 jobs	@ 50% minority

Note: Parcel 18 and Boston City Hospital are included in Roxbury

Private, 1985-1990	Investment	Housing	Square feet	Jobs
Douglass Plaza I	$ 25 million	146 units	---	---
Douglass Plaza II	$ 35 million	250 units	23,000	104
Northeastern Univ. parking garage	$ 9 million	(1000 spaces)	---	---
Northeastern Univ. athletic facility	$ 18 million	---	---	185
Parcel 18/ Ruggles Plaza	$203 million	150 units	600,000	4,000
Parcel 22/				---
Housing	$ 20 million	200 units	---	417
Supermarket	$ 3 million	---	35,000	---
45 Thorndike	$103 million	3 units	---	---
47 Thorndike	$100 million	3 units	---	310
Morgan Memorial	$ 7 million	---	122,000	---
Winslow Court I	$ 2 million	24 units	---	---
Winslow Court II	$ 5 million	60 units	---	---
80 Dudley Street	$ 13 million	70 units	---	---
Cox Building	$2.2 million	31 units	---	---
Norfolk House	$ 3 million	27 units	---	---
C.A.B.	$2.5 million	22 units	---	---
14-20 Linwood	$700 million	12 units	---	---
68-70 Bartlett Street	$2.6 million	22 units	---	---
Fountain Hill Square	$ 8 million	116 units	---	---
Parcel A-5	$2.5 million	22 units	---	---
Cass House	$ 8 million	11 units	---	---
Garrison-Trotter	$ 2 million	17 units	---	---
Parcel J-5-B	$800 thousand	10 units	---	---
Council of Elders	$ 8 million	147 units	---	---
Columbus Avenue	$ 4 million	41 units	---	---
Infill Housing	$ 7 million	84 units	---	
				812
4 Commercial	$ 37 million	1,000 spaces	157,000	---
20 Residential	$123.5 million	1,168 units	---	4,104
2 Mixed	$238 million	400 units	623,000	
				4,916
Total	$398.5 million	1,568 units 1,000 spaces	780,000	

Recent Socio-Economic Changes in Roxbury and in Boston as a Whole

		Roxbury	Boston	Roxbury as a Percent of Boston	United States
Median Family Income					
1969		$6,582	$ 9,133	72%	$ 8,389
1979		10,773	16,062	67%	16,461
1984		15,312	21,186	72%	22,839
Changes	1969-79	+ 64%	+ 75%	85%	+ 96%
	1979-84	+ 42%	+ 32%	131%	+ 36%
Housing Condition Survey (Percent Composition)					
1974	A Very Good	16%	70%	67%	
	B Good	31%			
	C Fair--Needs Repair	30%	30%	157%	
	D Poor	13%			
	E Very Poor--Unsound	4%			
1984/85	A	13%	36%	91%	
	B	71%	56%		
	C	9%	5%	216%	
	D	7%	2%		
	E	0.4%	0.5%		
1974-84 Percent Increase in A & B Condition		37%	22%	168%	

Sources:

Median Family Income

1969 & 1979 - Margaret C. O'Brien, Boston Redevelopment Authority, Diversity and Change in Boston's Neighborhoods, 1970-1980, 1985

1984 - Boston Redevelopment Authority, "A Survey of Boston's Households, by Neighborhood," preliminary draft tables, 1985.

United States Median Family Income

1969, 1979 (& 1983) - U.S. Bureau of the Census, Current Population Reports, Consumer Income, (Series P-60, No. 146, Money Income of Households, Families, and Persons in the United States: 1983, 1985

1984 - "State Personal Income, 1982-84; Revised Estimates," U.S. Bureau of Economic Analysis, Survey of Current Business, August 1985. Median Family Income, 1984, estimated on the basis of per capita personal income 1983-84.

Housing Condition Survey

1974 - "BRA/Building Inspection Department Housing condition Survey, 1974," Boston Redevelopment Authority, Housing in Boston: Background Analysis and Program Directions, June 1974.

1984/85 - Jacob Schaffer, Boston Redevelopment Authority, "Summary Analysis of the Neighborhood Development and EMployment Agency Housing Condition Survey, 1984/1985, with Comparisons with the 1974 BRA/Building Inspection Department Survey," Draft Table C.

GENER/4/110786

Roxbury-Boston Comparisons of Labor Force and Education, 1980 + 1985

	1980		1985	
	Roxbury	Boston	Roxbury	Boston
Occupations	100%	100%	100%	100%
Prof/Tech/Man.	20%	31%	27%	36%
Sales	5%	7%	4%	7%
Clerical	23%	23%	19%	20%
Craftsmen	7%	8%	10%	8%
Operatives	15%	10%	15%	10%
Service + Labor	32%	22%	27%	20%
Industries	100%	100%	100%	100%
Construction	1%	2%	2%	3%
Manufacturing	15%	14%	17%	14%
T.C.P.U.	6%	6%	4%	5%
Trade	7%	16%	12%	16%
Finance/Insur.	6%	7%	7%	8%
Services	35%	31%	36%	36%
Government	26%	20%	16%	11%
Self-Employed	4%	5%	8%	7%
Education Attainment	100%	100%	100%	100%
Non High-school	45%	32%	38%	23%
High school	55%	68%	62%	77%
College Grad	8%	20%	14%	28%

1980 Source: U.S. Census

1985 Source: B.R.A.-N.D.E.A. Household Survey

ROXBURY
SOME PRELIMINARY 1980 - 1985 COMPARISONS

POPULATION & HOUSING PROFILE

	1980		1985		CHANGE	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Population	57,751		58,730 *		+ 979	2.0
People In Group Quarters	904		904		0	0.0
Population In Households	56,847		57,826		+ 979	2.0
Housing	23,074		23,587		+ 513	2.2
Vacancies [Gross]	3,129	13.6	2,170	9.2	- 959	- 30.6
Occupied Housing	19,945		21,417		+ 1,472	7.4
Persons Per Household	2.7		2.7 (2.7)		0	0.0
Race & Ethnicity						
White	5,833	10.1	4,111	7.0	- 1,722	- 30.0
Black	44,930	77.8	44,635	76.0	- 295	- 1.0
Hispanic	7,681	13.3	7,635	13.0	- 46	- 1.0
Asian & Other	6,988	12.1	2,349	4.0	- 4,639	- 66.0
Persons In Poverty**	18,480	32.0	18,206	31.0	- 274	- 1.0
Public Housing	1,617		1,643		+ 26	1.6
Assisted Housing	7,452		8,021		+ 569	7.6
Lodging House Rooms	NA		427		NA	NA
Gross Median Rent	$260		$330		+ 70	26.9
Median Household Income**	$ 9,392		$12,950		+ 3,558	38.0
Mean Housing Value***	$19,820		$92,047		+ 72,227	364.4

* Preliminary estimate, BRA Research, based on sample survey household characteristics.
** 1979 & 1984 Figures
*** 3-Family Housing Unit [1979 & 1985] in WARDS 8,9,11 & 12

SOURCES: U.S. Bureau of the Census 1980; 1985 Boston City Elections Dept. Census; 1985 Household Survey; 1985 Boston's Housing Stock; Boston Assessing Dept. & County Comps; 1979 & 1985 Residential Property Market Values (BRA Research)

BOSTON REDEVELOPMENT AUTHORITY Research Department

REV 08.12.86
EPF 06.20.86

Table 1

INFRASTRUCTURE INVESTMENTS BY TYPE IN ELECTORAL DISTRICT 7
PAST (1968-83), ONGOING AND PROSPECTIVE (1985-89)
($000s)

	1968-73	1974-78	1979-83	1984	1985-89	
BRA Urban Renewal						
South End & Fenway (within ED7)	0	350	1,040	0	NA	
Kittredge Square	0	590	490	110	NA	Investment levels do not include
Campus High	0	2,690	420	0	NA	urban renewal work on major parks
Washington Park	7,450	660	920	0	NA	and public facilities shown below
Subtotal Urban Renewal	7,450	4,290	2,870	110	NA	
Parks, Playgrounds & Recreational Facilities						
Franklin Park Zoo	0	3,000	9,240	9,000	11,500	(1985-89 proposed by MDC)
Franklin Park Community Resource Center	0	0	300	420	NA	(White Fund)
White Schoolboy Stadium	NA	NA	NA	NA	3,000	(Proposed by School Department)
Franklin Park	NA	1,300	300	330	3,300	
Clifford (Eustis) Playground	NA	0	0	175		
Orchard & Howes Playgrounds	NA	0	120	320	1,500	(1985-89 proposed by BPRD)
Horatio Harris & Washington Parks	1,150	0	260	75		
Other Parks and Playgrounds	NA	NA	50	50		
Washington Park Recreation Center	1,600	0	0	0	NA	
Mason School Pool	700	0	0	0	NA	
Bird St. Gym	0	200	0	0	NA	
Strand Theatre	0	1,000	60	0	NA	
Subtotal Parks and Recreation Facilities	3,450	5,500	10,330	10,390	19,300	
Public Facilities and Schools						
Madison Park High School	0	25,000	600	120	420	
Occupational Resource Center	0	17,000	20,000	0	NA	
Trotter Elementary School	3,000	0	0	0	NA	
Jeremiah Burke High School	NA	NA	NA	120	1,500	1985+ School investments are awaiting State reimbursement approval
Boston Technical High School	NA	NA	NA	110	1,060	
Dudley-Harrison Fire Station	0	1,000	0	0	NA	
Dudley Regional Library	0	1,800	0	0	NA	
Grove Hall Library	500	0	0	100	200	
District 2 Police Station	1,500	0	0	140	NA	
Roxbury Civic Center Courthouse	1,900	0	0	0	NA	
Roxbury Community College	0	0	8,800	250	35,000	(Mass. DCPO)
Uphams Corner Health Center	NA	70	0	0	NA	
Boston City Hospital	NA	42,000	9,500	5,100	NA	(BCH is located at the edge of ED7)
Subtotal Public Facilities and Schools	6,900+	86,870	38,900	5,940	38,180+	

Table 1 (continued)
($000s)

	1968-73	1974-78	1979-83	1984	1985-89	
Transportation Improvements						
Orange Line Relocation	NA	NA	680,000	30,000	30,000	MBTA figures are appropriations rather than actual expenditures
Roxbury-South End Replacement Service	NA	0	0	2,000	38,000	
Dudley St. Reconstruction & Terminal Improvements	NA	2,160	500	0	0	
Extension of New Dudley Street	NA	0	0	0	2,800	
Columbia Rd. Lighting & Reconstruction	NA	910	1,170	0	0	
Crosstown St. Construction	NA	7,720	0	0	0	
Huntington Ave. Reconstruction Phase I & II	NA	1,200	7,730	0	0	Cost data includes only those portions of MDPW work occurring within ED7
Columbus/Tremont Reconstruction Phase I & II	NA	0	3,500	3,600	0	
Reconstruction of Blue Hill Avenue	NA	0	0	1,000	0	
Boston Public Works Dept Street Reconstruction	NA	NA	2,500	3,000	NA	Estimates of BPWD work within ED7
Subtotal Transportation	NA	11,990+	695,400	39,600	70,800	
Commercial District & Industrial Park Investments						
Crosstown Industrial Park	0	0	1,830	0	NA	
Grove Hall Commercial District Improvements	0	0	265	0	NA	
Uphams Corner Commercial District Improvements	0	0	300	0	180	(Includes improvements to Burial Ground Walls)
Subtotal Commercial & Industrial	0	0	2,395	0	NA	
Water & Sewer Improvements						
Relaying & Relining of Water Pipes	NA	NA	4,000	NA	NA	
Transmission System Improvements & Combined Sewer Separation	NA	NA	550	NA	NA	Estimates of BWSC work with ED7
Subtotal Water & Sewer	NA	NA	4,550	NA	NA	
Total	17,800+	108,650+	754,445	56,040	128,460+	

Table 2

INFRASTRUCTURE INVESTMENTS BY NEIGHBORHOOD AREAS IN ELECTORAL DISTRICT 7
PAST (1968-83), ONGOING (1984) AND PROSPECTIVE (1985-89)
($000s)

	1968-73	1974-78	1979-83	1984	1985-89
Fenway/South End/Mission Hill					
South End & Fenway Urban Renewal	0	350	1,040	0	NA
Huntington Ave. Reconstruction Phase I & II	0	1,200	7,730	0	NA
Columbus/Tremont Reconstruction Phase I & II	0	0	3,500	3,600	NA
Boston City Hospital	NA	42,000	9,500	5,100	NA
Subtotal	NA	43,550	21,770	8,700	NA
Lower Roxbury, Highland Park, North Sav-Mor & Washington Park					
Kittredge Sq., Campus High & North Wash. Pl., Urban Renewal	3,700	3,600	1,370	110	NA
Orchard & Howes Playgrounds	0	0	120	320	1,000
Horatio Harris & Washington Parks	1,150	0	260	75	
Other Parks and Playgrounds	NA	NA	50	50	
Washington Park Recreation Ctr.	1,600	0	0	0	NA
Madison Park High School	0	25,000	600	120	420
Occupational Resource Center	0	17,000	20,000	0	NA
Roxbury Community College	0	0	8,800	250	35,000
Dudley-Harrison Fire Station	0	1,000	0	0	NA
Dudley Regional Library	0	1,800	0	0	NA
District 2 Police Station	1,500	0	0	140	NA
Roxbury Civic Center Courthouse	1,900	0	0	0	NA
Crosstown Industrial Park	0	0	1,830	0	NA
Crosstown St. Construction	NA	7,720	0	0	0
Dudley St. Reconstruction & Terminal Improvements	NA	2,160	500	0	0
Extension of New Dudley Street	NA	0	0	0	2,800
Subtotal	9,850	58,280	33,530	1,065	39,220

Please refer to Table 1 for notes on individual projects.

Table 2 (Continued)
($000s)

	1968-73	1974-78	1979-83	1984	1985-89
Grove Hall, South Sav-Mor & Washington Park					
South Washington Park Urban Renewal	3,750	340	460	0	0
Trotter Elementary School	3,000	0	0	0	NA
Jeremiah Burke High School	NA	NA	NA	120	1,500
Boston Technical High School	NA	NA	NA	110	1,060
Grove Hall Library	500	0	0	100	200
Grove Hall Parking Lot, Tree Planting, Lighting	0	0	265	0	NA
Reconstruction of Blue Hill Avenue	NA	0	0	1,000	0
Subtotal	7,250	340	725	1,330	2,760
Brunswick/King/Uphams Corner					
Clifford (Eustis) Playground	NA	0	0	175	0
Other Parks and Playgrounds	NA	0	0	20	500
Bird St. Gym	0	200	0	0	NA
Mason School Pool	700	0	0	0	NA
Strand Theatre	0	1,000	60	0	NA
Uphams Corner Health Center	NA	70	0	0	NA
Commercial District Improvements	0	0	300	0	180
Columbia Rd. Lighting & Reconstruction	NA	910	1,170	0	0
Subtotal	700	2,180	1,530	195	500
Franklin Park Area					
Franklin Park Zoo	0	3,000	9,240	9,000	11,500
Franklin Park Community Resource Center	0	0	300	420	NA
Franklin Park	NA	1,300	300	330	3,300
White Schoolboy Stadium	NA	NA	NA	NA	3,000
Subtotal	NA	4,300	9,840	9,750	17,800
Districtwide Improvements					
Orange Line Relocation	NA	NA	680,000	30,000	30,000
Roxbury-South End Replacement Service	NA	0	0	2,000	38,000
Boston Public Works Dept Street Reconstructions	NA	NA	2,500	3,000	NA
Water & Sewer Improvements	NA	NA	4,550	NA	NA
Subtotal	NA	NA	687,050	35,000	68,000
Total ED7	17,800+	108,650+	754,445	56,040	128,460+

Please refer to Table 1 for notes on individual projects.

Table 3

BHA CAPITAL INVESTMENT IN ELECTORAL DISTRICT 7, 1980-87

Project	Total # Of Units	Capital Expenditures 1980-83 ($000s)	Capital Expenditures 1984-87 ($000s)	Description of Ongoing Work	Current Vacancy Rate %	Expected Vacancy Rate After Improvements %
Mission Hill Ext.	579 (369) after 1987	1,295	15,900	New construction of 62 town-house units, gut rehabilitation of 144 units	42	0
Lenox	304	396	535	Minor repairs and improvements	0	0
Whittier	199	23	262	Minor repairs and improvements	0	0
Orchard Park	726	3,964	5,932	Moderate rehabilitation of 200	36	0
Warren St.	104	3	153	Minor repairs and improvements	1	0*
Amory	233	3	115	Minor repairs and improvements	11	11*
Walnut Park	168	0	81	Minor repairs and improvements	10	10*
Elm Hill	86	27	105	Minor repairs and improvements	5	5*
Bromley/Heath/ Bickford	1,123	4,666	12,600	Gut rehabilitation of 96 units	43	39
Mission Hill Main	960	7,376	9,969	Moderate rehabilitation of approximately 200 units	50	30**
Camden	72	437	516	General reapirs and improvements	0	0
Total	4,554 (4,344)	18,190	46,168	New construction of 62 units, gut rehab of 240 units, moderate rehab of 400 units, minor repairs to remaining units.	33	17

* No major work is currently budgeted for units now vacant.
** Preliminary estimate of vacancy rate after rehabilitation.

Source: BHA Grant and Contract Files. Prepared by Anthony Artuso, BRA Research Department, August 28, 1984.

10. ROXBURY
INVESTMENT 1968-1978

CITY PUBLIC INVESTMENT		Cost
Schools		
1978	Madison Park High School	$ 25,000,000
1972	New English High School	18,000,000
1968	Trotter School	3,000,000
Fire Stations		
1975	Dudley/Harrison Station	1,000,000
City Police Stations		
1974	District 2, Roxbury Civic Ctr. Police	2,400,000
Parks and Recreation		
1975	Franklin Park renovation	1,300,000
Libraries		
1978	Dudley (Mt. Pleasant) Branch	1,700,000
1970	Grove Hall Branch	500,000

HOUSING			Program
1977	Madison Park III	120 units	MHFA
1974	Madison Park II	131	MHFA
1974	125 Amory Street	233	BHA
1973	Turnkey Infill, Blackett	48	BHA
1973	Madison Park I	132	MHFA

ROXBURY (Con't)

HOUSING (Con't)			Program
1973	Cleaves Court	36	236
1972	Taurus Apts.	38	MHFA
1972	Brunswick Gardens	128	236
1972	Burton	112	236
1972	Westminster Place	120	236
1972	Roxse Homes	364	236
1970	Walnut Park	168	BHA
1970	St. Joseph's Housing Coop	137	221d3
1969	Ft. Hills Gardens	40	236
1969	Warren Gardens	227	221d3

CULTURAL		Cost
1977	Franklin Park Zoo renovation	$ 3,000,000
1976	Museum of Afro-American History, Dudley Branch and improvements at Beacon Hill Hdqtrs.	200,000

PROGRESS MAP : ROXBURY REINVESTMENT 1984–1990

1. Douglass Plaza: $25 million project; 146 units of housing; construction start Spring 1987; Concord Baptist Church/Taylor Properties, Developer.

2. Douglass Plaza II: $35 million project; 250 units of housing, 23,000 square feet of commercial space, 104 jobs created, construction start Spring 1987; Concord Baptist Church/ Douglass Plaza Associates, Developer.

3. Parking Garage: $9 million project; 1,000 parking spaces; construction started Spring 1986; Northeastern University, Developer.

4. Athletic Facility: $18 million project; 185 jobs created; Developer: Northeastern University, Developer/City of Boston.

5. Parcel 18/Ruggles Plaza: $203 million project: 150 units of housing, 60,000 square feet of commercial/ retail space; 4,000 jobs created; 30% minority equity.

6. Parcel 22 Affordable Housing: $20 million project; 200 units of housing; construction start - Spring 1988; City of Boston/Public Facilities Department.

7. Supermarket: $3 million project; 35,000 square feet, 417 jobs created; Roxbury's first full service supermarket; substantial minority ownership; PFD, BRA.

8. 45 Thorndike: $103,000 project; 3 units of housing; construction start - Spring 1987; Archdiocese of Boston, Developer.

9. 47 Thorndike: $100,000 project; 3 units of housing; construction start - Spring 1987; Joan Cooke-MBE, Developer.

10. Morgan Memorial: $7 million project, 122,000 square feet of commercial/retail space, 310 jobs created; Morgan Memorial, Developer; City of Boston/EDIC.

11. Winslow Court: $2 million project; 24 units of housing; construction start Fall 1986; Opportunities Industrialization Corporation OIC-MBE, Developer.

12. Winslow Court: $5 million project; 80 units of housing; construction start - Summer 1987; Opportunities Industrialization Corporation - MBE, Developer.

13. 80 Dudley Street: $13 million project; 70 units of housing; construction start - Spring 1987; Ross Associates, Marvin Gilmore, Dwayne Jackson, Joint Venture Development Team.

14. Cox Building: $2.2 million project; 31 units of housing; John B. Cruz, Developer.

15. Heritage State Park: $4 million project; Commonwealth of Massachusetts and BRA; Open - Spring 1988.

16. Norfolk House: $3 million project; 27 units of housing; under construction; Ross Perry Associates/ RAP, Joint Venture.

17. CAB: $2.5 million project; 22 units of housing; construction start - Spring 1988; CAB-MBE/CDC, Developer.

18. 14-20 Linwood: $700,000 project; 12 units of housing; construction start - Spring 1987; Dwayne Jackson Associates-MBE, Developer.

19. 68-70 Bartlett Street: $2.6 million project; 22 units of housing; construction start - Spring 1987, Ross Perry Associates/RAP, Joint Venture, Developer.

20. Fountain Hill Square: $8 million project; 116 units of housing; construction start - Spring 1987; Taylor Properties, Developer.

21. Parcel A-5: $2.5 million project; 22 units of housing; construction start - Spring 1988; Richard Cruz-MBE, Developer.

22. Cass House: $8 million project; 111 units of housing; under construction; John B. Cruz-MBE, Developer.

23. Garrison-Trotter Homes-1: $2 million project; 17 units of housing; under construction; Conklin Development Corporation-MBE, Developer.

24. Parcel J58: $800,000 project; 10 units of housing; construction start - Spring 1988; John B. Cruz-MBE, Developer.

25. Council of Elders: $8 million project; 147 units of housing; Council of Elders, Developer.

26. Columbus Avenue: $4 million project; 41 units of housing; under construction; Urban Edge CDC, Developer.

Infill Housing: $7 million project; 84 units of housing construction start - Spring 1987; Infill Collaborative-CDC, Developer.

HOMES, JOBS, AND NEW OPPORTUNITIES FOR ROXBURY RESIDENTS

- $ 415 million of new public / private investment in Roxbury, 1984 –1990.
- 5,000 new jobs will be created in Roxbury area by 1990.
- $153 million in new housing investment.
- 1,555 new units initiated to fight displacement since 1984; 48% affordable – 500 units already finished or started.
- $203 million Parcel 18 Development
  30% minority ownership
  Linked to major Downtown development.
- 27 projects reclaiming more than 2 million square feet of vacant, public land .
- $17 million invested in new roads and parks.
- More than 200 neighborhood review meetings since 1984.